

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 020470

2017 MAR 31 AM 9:33

MICHAEL B. BROWN  
RECORDER

2

Parcel No: 45-07-21-103-004.000-026

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That **Federal Home Loan Mortgage Corporation** ("Grantor"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby convey and specially warrant to **Anthony Gamboa and Jessica Gamboa, husband and wife** ("Grantees"), the following described real estate located in Lake County, State of Indiana:

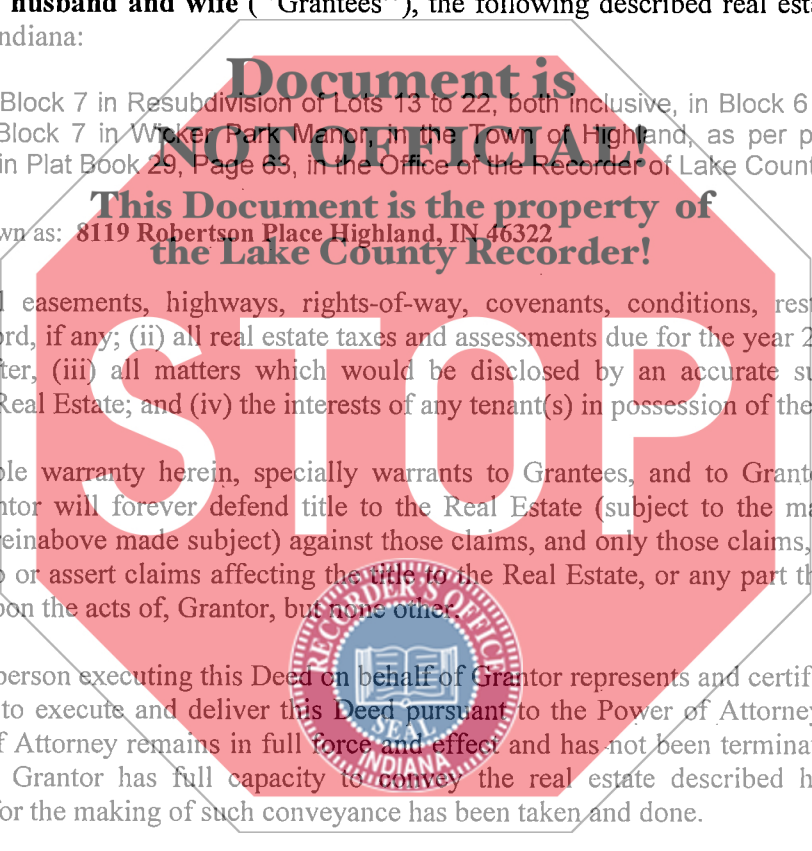
Lot 47 in Block 7 in Resubdivision of Lots 13 to 22, both inclusive, in Block 6 and Lots 1 to 50 in Block 7 in Wicker Park Manor, in the Town of Highland, as per plat thereof, recorded in Plat Book 29, Page 63, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: **8119 Robertson Place Highland, IN 46322**

Subject to (i) all easements, highways, rights-of-way, covenants, conditions, restrictions and other limitations of record, if any; (ii) all real estate taxes and assessments due for the year 2016 and payable in 2017 and thereafter, (iii) all matters which would be disclosed by an accurate survey and physical inspection of the Real Estate; and (iv) the interests of any tenant(s) in possession of the Real Estate.

Grantor, as its sole warranty herein, specially warrants to Grantees, and to Grantees successors and assigns, that Grantor will forever defend title to the Real Estate (subject to the matters to which the conveyance is hereinabove made subject) against those claims, and only those claims, of all persons who shall claim title to or assert claims affecting the title to the Real Estate, or any part thereof, by, through, under, or based upon the acts of, Grantor, but none other.

The undersigned person executing this Deed on behalf of Grantor represents and certifies that he has been fully empowered to execute and deliver this Deed pursuant to the Power of Attorney referenced below and said Power of Attorney remains in full force and effect and has not been terminated or rescinded by either party; that Grantor has full capacity to convey the real estate described herein, and that all necessary action for the making of such conveyance has been taken and done.



022282

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

MAR 27 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

AMOUNT \$ 18-  
CASH \_\_\_\_\_ CHARGE 9963  
CHECK # \_\_\_\_\_  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
CLERK MB

E

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 13<sup>th</sup> day of March, 2017.

FEDERAL HOME LOAN MORTGAGE CORPORATION

*BTB*

Barry T. Barnes, Partner  
Feiwell & Hannoy, P.C. Attorney in Fact for Federal Home Loan  
Mortgage Corporation by Power of Attorney recorded February 9, 2004  
as Instrument No. 2004 011215

STATE OF INDIANA

COUNTY OF MARION

**Document is NOT OFFICIAL!**

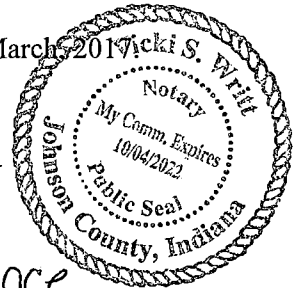
**This Document is the property of the Lake County Recorder!**

Before me, a Notary Public in and for said County and State, personally appeared Barry T. Barnes, Partner with Feiwell & Hannoy, P.C. as POA for Federal Home Loan Mortgage Corporation, who acknowledged the execution of the foregoing Special Warranty Deed, and who, having been duly sworn, stated that the representations therein contained are true and correct, to the best of his knowledge, information and belief.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this 13<sup>th</sup> day of March, 2017.

*Vicki S. Witt*

Notary Public

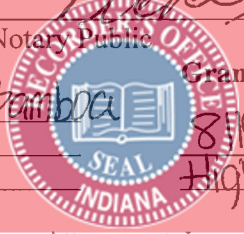


Mail Tax Statements:

*Anthony and Jessica Gamba*  
*819 Robertson Place*  
*Highland, IN 46322*

Grantee's Address:

*819 Robertson Place*  
*Highland, IN 46322*



This instrument prepared by Barry T. Barnes, Attorney at Law based upon a commitment for title insurance furnished by Statewide Title Company under commitment number 201701015.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. -Barry T. Barnes

Return deed to Statewide Title Company, 6525 E. 82nd St., Ste. 110, Indianapolis, IN 46250.

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